



## STATE BOARD OF LAND COMMISSIONERS

Philip E. Batt, Governor and President of the Board  
Pete T. Cenarrusa, Secretary of State  
Alan G. Lance, Attorney General  
J. D. Williams, State Controller  
Anne C. Fox, Superintendent of Public Instruction

Stanley F. Hamilton, Secretary to the Board

### MINUTES SPECIAL LAND BOARD MEETING June 1, 1998 9:00 AM

A special meeting of the Idaho State Board of Land Commissioners was held on June 1, 1998, in Boise, Idaho. The Honorable Philip E. Batt presided. The following members were present.

Honorable Secretary of State Pete T. Cenarrusa  
Honorable Attorney General Alan G. Lance  
Honorable State Controller J.D. Williams

Secretary to the Board Stanley F. Hamilton

Anne C. Fox, Superintendent Of Public Instruction was absent from the meeting.

Director Hamilton stated that the purpose of this meeting was for the Land Board to consider a request for final approval to complete an exchange between the State of Idaho, U.S. Bank, Kristy Pigeon and A L. Alford, Jr.

The Land Board, at the April 10, 1998 regular meeting, directed department staff to consider an exchange with Kristy Pigeon involving the U.S. Bank property.

Perry Whittaker provided the background information. This exchange involves acquisition of U.S. Bank property at 590 W. Washington Street in Boise, Idaho.

The bank property consists of Lot 1-3 and the West 16.66 feet of Lot 4, Block 100, Boise City Original Townsite comprising 20,359 square feet. The property has direct access onto 6<sup>th</sup> and Washington Streets and an alley along the north boundary. All utilities and services are available including electricity, natural gas, telephone, sewer and water drainage. The site is level. There are 26 parking spaces on site, which is more than adequate for an office of this size. The property is zoned L-OPD, Limited Office District. Offices are allowed uses for this zone.

Improvements consist of a single-story bank branch building with a small basement. The building was constructed in 1969. The bank consists of 5,454 square feet of which 4,310

square feet is on the main floor. There is a small basement consisting of an estimated 1,144 square feet of which 819 square feet is estimated as leasable. There is no elevator in the building.

The property is in a good location near other state owned buildings in the Capitol Mall area. It is anticipated this may be potential office space for other state agencies as their current leases expire.

In exchange, the state of Idaho proposes to exchange two state-owned parcels of land encompassing 18.75 acres (more or less). Kristy Pigeon currently leases the Blaine County parcel, approximately 1.5 miles north of Hailey. One state of Idaho cottage site at Payette Lake will also be included in this exchange. This site is leased to A.L. Alford, Jr. and contains 0.34 acres.

Department staff recommended Land Board approval to complete this exchange.

The department is scheduled to close on this exchange on the afternoon of June 1, 1998 subject to Land Board approval.

Controller Williams moved to approve the exchange as recommended by the department. Attorney General Lance seconded the motion. The motion was approved on a vote of 4-0, with Superintendent Anne Fox being absent.

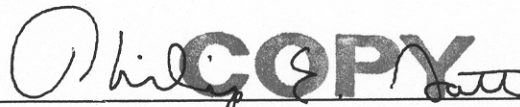
Attorney General Lance asked that Karl Vogt, Deputy Attorney General for the Office of Public Instruction, notify Superintendent Fox of the Land Board decision. He asked that Mr. Vogt have Superintendent Fox contact him if she had any objections to this decision.

Director Hamilton asked the Governor and Secretary of State to remain for signing of the documents prior to closing on the exchange.

Controller Williams thanked all who worked on this exchange. He stated that it was a "job well done."

The meeting adjourned at 8:20 a.m.

IDAHO STATE BOARD OF LAND COMMISSIONERS

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President, State Board of Land Commissioners and  
Governor of the State of Idaho

*Pete T. Cenarrusa*  
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Pete T. Cenarrusa  
Secretary of State



*Stanley F. Hamilton*  
**COPY**

Stanley F. Hamilton  
Director